



Site Facts

Site Name:

Trojan Powder Works

Certification Date:

October 1996

Location:

San Leandro, CA

Site Size:

79 acres adjacent to the
San Francisco Bay

Historical Uses:

Manufacturing of ammunition
and explosives

Contaminants of Concern:

Lead, nickel, petroleum hydro-
carbon

Redeveloped Use:

High-level residential commu-
nity; bike and walking trails; golf
course



State of
California



Department of Toxic
Substances Control

Brownfield Revitalization

SUCCESS STORY, October 2005

Trojan Powder Works

Trojan Powder Works of San Leandro produced ammunition during World War I and made explosives that were used in the construction of the Panama Canal. These processes led to the release of heavy metals and petroleum hydrocarbon into the soil. In 1965 the factory ceased operations and all buildings were demolished. Fourteen years later Citation Homes purchased the land with redevelopment in mind. However, contamination concerns halted the construction plans for homes on this 79-acre parcel. The limited information left developers with no options for reuse. The property was left abandoned for the next 25 years.

Though an investigation of this site began in 1980, the property continued to be vacant until 1994, when Citation Homes entered into the Department of Toxic Substances Control's (DTSC) Voluntary Cleanup Program. While preliminary sampling and cleanup activities had been conducted, concerns persisted about the most sufficient way to determine the extent of contamination.

The first task was to perform a careful analysis of the data and consider the impact of the remaining contamination on the adjacent wetlands area. A Removal Action Workplan approved in June 1995 required excavation and removal of contaminated soils. 1,200 cubic yards of soil containing low levels of lead, nickel, and petroleum hydrocarbons were removed and disposed of. Another 2,200 cubic yards of soil was remediated. The excavation area was filled with a portion of the 140,000 cubic yards of clean fill and used to prepare the building site. Groundwater on the site was not impacted.

Development of the site began in 1996 after DTSC sent confirmation to Citation Homes that the site had been cleaned up to residential standards. The entire 79-acre site was developed into Heron Bay, a residential community consisting of high level homes, bike and walk trails, and a golf course.

Developers in cooperation with the City of San Leandro assisted in the restoration of the historic marshland that lay between the new housing and the San Francisco Bay, creating a pleasant environment for the residents of this new community. The City of San Leandro has benefited from the development of several new homes and the accompanying increase in tax base. Cleanup of this contaminated site not only served to protect the health of the community but also insured the welfare of the surrounding wetlands and its inhabitants.

